

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 18 October 2021
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSSH-90 – GEORGES RIVER – DA2021/0306 – 49 GOVER STREET PEAKHURST 2210 – Demolition of existing structures and Construction of Residential Flat Building containing thirty (30) units, basement car parking for (fifteen) 15 vehicles and landscaping

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Helen Lochhead, Stuart McDonald, Susan Budd
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Linley Love, Ryan Cole
<b>OTHER</b>	None

**RSD TEAM**

<b>CASE MANAGER</b>	Leanne Harris
<b>PROJECT OFFICER</b>	Michelle Burns

**KEY ISSUES DISCUSSED**

The proposal is for a residential flat building (30 DUs) under the Affordable Housing SEPP on a consolidated sloping site that requires some cut and fill. Several issues were raised in the briefing including the following:

- Significant trees onsite. Every effort should be made to retain as many trees as possible. A thorough evaluation of all trees is necessary and replacement trees planted if necessary.
- It is recommended that the proposal be amended to provide a more appropriate response to the existing site topography. Level changes should be more aligned with the existing topography and significant difference between the natural ground and FFL should be avoided.
- The proposal could be moderated to minimise the projection of basement above natural ground across the site.

- The main building entry foyer should have direct access from the street to provide a direct physical and visual connection. It should also ensure that the entry is clearly identifiable. Where feasible the ground floor apartments should provide direct street access although not at the expense of significant landscaping.
- A minor LEP height non-compliance may be considered reasonable in consideration of the topographical constraints.
- The building should minimise building depth and maximise daylight, internal amenity and minimise building bulk.
- The location of the communal open space on the southern side of the building minimises sun access. A minimum 50% direct sunlight to at least one communal open space for a minimum of 2 hours between 9am -3pm pm June 21 should be achieved.
- Carparking in accordance with SEPP is noted.

## **IS THE APPLICATION READY FOR DETERMINATION?**

**YES: DETERMINATION DATE:** Thursday, 27 January 2022

**ISSUES TO BE RESOLVED:** as noted above